

hotblack desiato

ESTATE AGENTS

BALFE STREET, N1 9EG

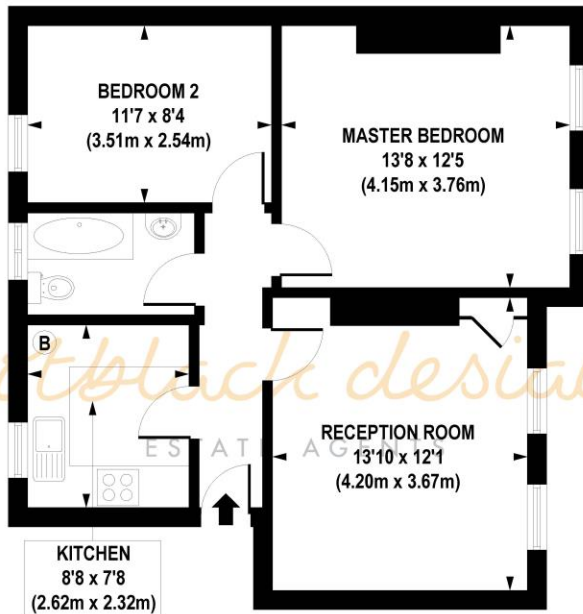
£700,000



A beautifully presented two double bedroom apartment located only a few minutes from the renowned shops, restaurants and bars at Granary Square and Coal Drops Yard. This contemporary designed flat has been laterally converted over the first floor of two neighbouring Georgian townhouses and offers well proportioned rooms featuring high ceilings and large windows. Balfe Street is conveniently located for access to the City and West End. Kings Cross and St Pancras stations are only a short walk away.

- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- RECEPTION ROOM
- EXPOSED FLOORBOARDS
- QUIET YET CENTRAL LOCATION
- Leasehold (119 years remaining)
- Service Charge: £1,080 p/a
- Ground Rent: £10 p/a
- Council Tax: £1,640 (Band D)
- Approx. Sq Ft: 608
- Rental Estimate: £500 p/w





FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 608 sq. ft / 56.48 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TRANSPORT LINKS

Kings Cross & St Pancras stations with the varies travel links are approx. 0.4 miles away.
 Angel station (Northern Line) is approx. 0.8 miles away.
 Local bus routes provide easy access to The City and West End

Islington Office
 314 Upper Street
 London N1 2XQ

T 020 7226 0160
 E Islington.sales@hotmail.co.uk
 E Islington.lettings@hotmail.co.uk

Camden Office
 67 Parkway
 London NW1 7PP

T 020 7482 2894
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 E Camden.lettings@hotmail.co.uk

Highbury Office
 2 Highbury Park
 London N5 2AB

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- 2) no representations are made in these particulars as to the property or as to whether any service or facilities are in good working order, and 3) all measurements are approximate.